

Posted Answers

Request for Proposals/Bid
Parking Lot Operations Lease at
601 West State Street, Milwaukee WI
RFP # 938001

Submitted Questions:

1. Are the historical revenues provided net of tax or do the numbers include tax?

Revenues include sales tax.

2. Can you provide historical expenses for the past 3 years regarding equipment repairs, payroll or any other lot repairs?

Milwaukee County did not breakout expenses for operation or maintenance of this location. Limited records that are available indicate approximately \$576.00 in repairs to basis equipment.

3. **Page 3: Presentations and Interviews:** If you are not one of the top scoring bidders, would you be made aware or will this information be posted on the RFP website before the announcement on the 27th?

You would be made aware, via direct contact, on or after the 27th based upon status of review and award process.

4. **Page 5: Item C in section IV: Compensation to Milwaukee county** - "In addition to the annual lease payment an additional fixed fee of Ten Percent (10%) of sales revenue in excess of \$350,000 per lease year will be required." Is this based upon a minimum bid of \$300,000? For instance, if an organization made a bid at \$350,000, is there no room to cover expenses before the mandatory 10% is payable to the county?

The percentage 'override' of 10%, is paid on the sales revenue amount in excess of \$350,000 of annual sales revenue. This payment is separate from and in addition to the annual fixed lease payment, which a separate component with a minimum bid value of \$300,000.

5. **Page 12: Attachment A, Section C** - The County is requesting estimated contract values. Why is this information relevant or necessary? Contract values are confidential between parties. Would an acceptable alternative be a number of spaces on the property?

Function of vendor evaluation, as performing similar scope projects, a value 'range' would be permissible

6. **Page 13: Attachment B Item (c)** - If the lease is awarded or approved after 3 months, is there a rebid? Or, are you suggesting that the term begin within those three months?

Provides a minimum timeframe we require a vendor's bid to remain valid, providing time to review proposals, interview as needed, complete lease, secure lease approvals and associated tasks.

7. **Page 21: Article IV Section 401 (c)** - Would any mandatory improvements to the lot impact real estate taxes (and/or are they applicable for this property)? Would the addition of new equipment affect the same?

See Question #12

8. **Page 23: Question regarding Section 503: Retention of Improvements** - What equipment will remain on the property once a bid is accepted and a lease has begun? Furthermore, is one able to remove freestanding equipment, such a booth, new parking equipment, etc. upon the termination of lease?

Express in your response (Section E1a) any desire to use current parking operations related equipment currently on site and/or any accommodations required related to it's removal or use.

Upon expiration of the term of this agreement, or prior termination either by mutual agreement or pursuant to the provisions hereof, all improvement on the property will become the property of the County, subject to the right of the County to require the lessee to remove part or all of the physical improvements above the parking lot paving at no cost to the County.

9. In order to maintain a fire resistant construction, can an onsite booth be constructed only of fireproof materials, or would sufficient safety precautions (fire extinguishers, fire retardant materials, etc) satisfy this requirement?

As Section 401 of Draft Lease requires "Requests by LESSEE to develop, improve or alter the PROPERTY shall be in writing and accompanied by detailed plans and specifications, covering proposed development, improvement or alteration." specific materials, applications would be reviewed at that time for appropriateness and compliance

10. What is the current voltage and amps that run to the property?

The voltage is 120 volts and the amperage is 20 amps,

11. Is there any utility poles currently providing a light source of any kind on the parking parcels?

There are no lighting poles on the lot. As a site visit is required of all proposers as a requirement, each vendor should verify any such property attributes required to make an informed submission

12. Lessee is not liable for any real estate taxes or assessments of the subject lot, correct?

Correct. Lessee is not liable for either real estate taxes or assessments.

13. Does this RFP fall under the jurisdiction of WI Public Records Law, Section 19.2? If so, what portions are public record?

Yes, RFP falls under the jurisdiction of WI Public Records laws, information, as permitted, is available post award/contract. Should any proposer's individual response contain, what they consider propriety information, proposer should clearly identify material as such using form below and place in RFP response.

14. Do you have any back history as to the traffic pattern and quantities of vehicles using specific entrances/exits used on a daily basis or for daytime and nighttime uses?

County does not have requested history available.

The following questions were asked during pre-bid site visit; December 07, 2013.

15. Can there be access to lot from 6th Street during 'events'?

Operations of the location are determined by the leaseholder, as outline in draft lease agreement.

16. What is the status of existing equipment?

Existing equipment is operational. If current equipment is a component of your response please include in your response, example related to RFP Section E 1(a) *Description of Property Use*.

DESIGNATION OF CONFIDENTIAL AND PROPRIETARY INFORMATION

The attached material submitted in response to the Request for Proposal #_____ includes proprietary and confidential information, which qualifies as a trade secret, s provided in s. 19.36(5), Wis. Stats. Or is otherwise material that can be kept confidential under the Wisconsin Open Records Law. As such, we ask that certain pages, as indicated below, of this bid/proposal response be treated as confidential material and not be released without our written approval.

Prices always become public information and therefore cannot be kept confidential.

Other information cannot be kept confidential unless it is a trade secret. Trade secret is defined in s. 134.90(1)(c). Wis. Stats. As follows: "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

We request that the following pages not be released:

Section	Page #	Topic
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